

Planning and Zoning Commission Meeting Minutes
April 25, 2016

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, April 25, 2016, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Chris Hamel and Commissioners Lukas Abplanalp, David Koopmann, Alan Pruitt, and Richard Sorenson. Commissioners Kim Hamersley and Clinton Underhill were absent.

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Joshua Scott, City Engineer/Director of Engineering; Rodney Short, Assistant City Attorney; Robert Blevins, Principal Planner; Bobette Bauermann, Senior Planner; Alyssa Linville, Senior Planner; and Amelia Griffin, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR MINUTES

April 4, 2016

April 11, 2016

WITHDRAWALS BY APPLICANT

None

CONTINUANCES

CUP-13304-2016: This is a request by the City of Yuma for the revocation of a Conditional Use Permit (CUP-10649-2015), approved September 14, 2015 by the Planning & Zoning Commission, which allows for the packing and processing of agricultural products in the Light Industrial (L-I) District. The property is located at 2591 S. Brown Avenue, Yuma, Arizona.

APPROVALS

None

MOTION

Koopmann stated he was not able to vote on the April 11, 2016 minutes.

Motion by Koopmann, second by Sorenson, to APPROVE the Consent Calendar, as presented. Motion carried unanimously (5-0).

PUBLIC HEARINGS

SUBD-13207-2016: This is a request by Dahl, Robins, and Associates, Inc., on behalf of Ellington Land AZ, LLC, for approval of the Final Plat for the Ellington Subdivision. This subdivision will contain 46.7 acres and is proposed to be divided into 169 residential lots ranging in size from 6,000 square feet to 17,100 square feet. The property is located north of 12th Street between Avenue D to the west and county residences on Yavapai Lane to the east in Yuma, AZ.

Bobette Bauermann, Senior Planner, summarized the staff report recommending **APPROVAL.**

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Kevin Dahl, 1560 S. 5th Avenue, Yuma, AZ, was available for questions.

Chairman Hamel asked if there was a retention basin on the Plat. Dahl said yes.

Commissioner Koopmann said he was glad to see this development move forward, after numerous public hearings on this site over the years.

PUBLIC COMMENT

None

MOTION

Motion by Koopmann, second by Sorenson, to APPROVE Case Number SUBD-13207-2016. Motion carried unanimously (5-0).

ZONE-13271-2016: This is a request by Dahl, Robins & Associates, on behalf of Jerry and Suzanne Rava, to rezone approximately 5.82 acres from the Agriculture (AG) District to the Light Industrial (L-I) District. The property is located at 5635 E. Gila Ridge Road, Yuma, AZ.

Alyssa Linville, Senior Planner, summarized the staff report recommending **APPROVAL**.

QUESTIONS FOR STAFF

Koopmann asked if there was anything in the CIP (Capital Improvement Program) to expand Gila Ridge Road in the future. Joshua Scott, City Engineer/Director of Engineering, said there was nothing currently in the CIP for the expansion of Gila Ridge Road. He stated the road has been identified in the Transportation Master Plan as a collector roadway, but there were underlying issues with ADOT and the City regarding ownership of Gila Ridge Road.

APPLICANT / APPLICANT'S REPRESENTATIVE

Kevin Dahl 1560 S. 5th Avenue Yuma, AZ, was available for questions.

PUBLIC COMMENT

None

MOTION

Motion by Sorenson, second by Abplanalp, to APPROVE Case Number ZONE-13271-2016. Motion carried unanimously (5-0).

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned at 4:41 p.m.

Minutes approved this 9 day of May, 2016



Chairman